

Grantee: Birmingham, AL

Grant: B-13-MS-01-0001

April 1, 2017 thru June 30, 2017 Performance Report



Grant Number:

B-13-MS-01-0001

Obligation Date:**Award Date:****Grantee Name:**

Birmingham, AL

Contract End Date:

12/15/2015

Review by HUD:

Reviewed and Approved

Grant Award Amount:

\$17,497,000.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

LOCCS Authorized Amount:

\$12,585,852.00

Estimated PI/RL Funds:**Total Budget:**

\$17,497,000.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Disaster Damage:

On April 27, 2011, Alabama was hit by 62 tornadoes which took the lives of 248 people, damaged or destroyed 23,000 homes, and ruined hundreds of other structures, including commercial, industrial and governmental structures. At least 2,794 of the damaged/destroyed homes were located within the City of Birmingham, Alabama. Within 48 hours after the storms of April 27, 2011, City Building Inspection staff completed a block-by-block assessment of damages to structures as a result of these storms. This assessment identified 1,859 structures in the City of Birmingham that suffered structural damage. These structures included the above-referenced 2794 dwelling units (some structures included multi-family residences), along with numerous commercial properties. The inspectors also assessed the percentage of damage to each structure and recorded that data by street address. These damage estimates were then compared to Jefferson County Tax Assessor's records. By multiplying each property's percentage of damage by the Tax Assessor's valuation for the structure, it was determined that there was a total dollar amount of physical damage to structures in the City of Birmingham of \$44,200,166.75.

Two 'waves' of storms hit Birmingham on April 27th—one in the morning that moved in a west-to-east direction and damaged properties from Five Points West, West End, Smithfield, Northside, East Birmingham, East Lake and Roebuck. The big storm—an F-4 tornado hit Birmingham at about 6 pm on the 27th (see Attachment A). This second storm smashed into the Pratt City Community, and the Hooper City Neighborhood. Over 2200 (83%) of the 2,794 homes damaged in Birmingham were damaged in the Pratt Community!

Recovery Needs:

In response to the needs identified in the Needs Assessment (above), the City's Plan for Disaster Recovery focuses on the North Pratt Neighborhood.

- North Pratt is the poorest neighborhood in the Community which experienced 83% of the damages from the April 2011 disaster
- North Pratt is the neighborhood that received the most damage to housing and infrastructure in combination
- The R/UDAT Plan identified the priority need for the City to re-build community facilities and to re-establish linkages between residents and facilities (including transit) in a walk-able community
- North Pratt's housing stock was heavily damaged and extremely underinsured. Many victims remain displaced to this day
- The reconstruction of infrastructure, public facilities and housing anticipated in this plan and future partial plans will 'prime the pump' and foster an environment that sets the table for future re-building

Affirmatively Furthering Fair Housing:

a. Summary of Impediments to fair housing choice.

The Fair Housing Center of Northern Alabama conducted an analysis of impediments to fair housing choice under a contract with the City of Birmingham in order to comply with HUD Regulations 24 CFR. With the input of several city departments, the real



estate community, public housing, banking and insurance industry, the Fair Housing Center reports that the following eight impediments to fair housing exist in Birmingham

- 1.
 1. Lack of equivalent Fair Housing Law in Birmingham
 2. Potential protected class discrimination in homebuyer lending market
 3. Public policy implementation and lack of Fair Housing training often lead to misunderstanding in local housing initiatives
 4. Continuum of care needs to continue to consider the need for permanent housing for the homeless
 5. Lack of accessible units for persons with disabilities
 6. Need for improved transportation
 7. Rental issues for Hispanic, Latino and other protected class housing seekers
 8. Declining property values
 - b. Identify actions taken to overcome effects of impediments identified:
- In response to the four new impediments, the Fair Housing Center undertook the following actions in response to the impediments.

Impediment #1: Lack of equivalent Fair Housing Law in Birmingham

Fair Housing Center's Actions:

1. The Fair Housing Center (FHC) and the local HUD area office investigate most of the fair housing complaints filed in the city. The FHC investigates several hundred complaints yearly
2. The FHC has assisted the local HUD office and HUD in Washington DC in working with Alabama legislators to attempt to pass an equivalent fair housing law. To date, those efforts have been unsuccessful.

Impediment #2:

Potential protected class discrimination in homebuyer lending market

Fair Housing Center's Actions:

1. The FHC annually reviews HMDA data for local mortgage lenders
2. Training for lenders is provided either by contract or as part of the center's annual fair housing training
3. Conducted training for potential homebuyers

Impediment #3:

Public policy implementation and lack of Fair Housing training often lead to misunderstanding in local

Recovery Needs:

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FairHng Center's Actions:

1. The FHC continues to make available training to all housing providers and the general public through presentations at community and neighborhood meetings, specific training for providers and printed materials for public distribution.
2. The FHC provides training for city officials and employees. Trainings are provided for city officials each year for the purpose of training new persons. City Council members and/or their staff representatives attend the sessions.

Impediment #4:

Continuum of care needs to continue to consider the need for permanent housing for the homeless

Fair Housing Center's Actions:

1. The FHC works with agencies that represent persons with HIV/AIDS such as AIDS Alabama Outreach and with groups that work with the homeless and persons at risk of becoming homeless such as JCCEO and others.
- Additionally, the City of Birmingham, in an effort to comply with HUD regulation 24 CFR 91.52(a), has undertaken several activities to promote fair and equal housing opportunities for its citizens. The City has also continued its efforts to affirmatively further fair housing during PY 2012 as required at 24 CFR 93.52(a). Activities below will address many of the steps taken to provide access to equal housing choices. In the last Analysis of Impediments to Fair Housing Choice study conducted by the Fair Housing Center of Northern Alabama, several impediments were identified that the City continues to address. Below is a brief summary of the activities undertaken to address these impediments in an effort to improve the quality of living for its citizens. During PY 2012, the City undertook the following actions to promote affirmatively furthering fair housing as required under 24CFR 91.52(a) and 24CFR 570.904(c).

- The City continues to support the fair housing ordinance that they adopted on August 26, 1980.
- Through an agreement with the City, the fair housing center continues to provide education and outreach activities to the citizens of this area.
- The City of Birmingham has offered to the community several housing programs that would allow for repair. These programs continue to be effective in assisting low to moderate income families. The 2012 Volunteer Rehab Program works in conjunction with Worldchangers volunteers. Homes for the project are selected by Worldchangers. In addition, the Deferred Loan, Rehabilitation Loan and Critical Repair Grant programs are designed to provide a means for eligible residents to bring their home up to City Housing Code standards.
- The City continues to financially support programs that offer housing counseling and other housing assistance. Agencies such as Neighborhood Housing Services of Birmingham and Rising West Princeton all provide a variety of services. With homelessness being a concern for the community, the City provides funding to organizations that provide assistance to this population.
- Homelessness is another issue that remains a concern. The City continues its commitment to support organizations that provide emergency, transitional, and related services to the City's homeless population. The City has in place its 10-Year Plan to End Chronic Homelessness. Copies are available on line at www.birminghamal.govundertheCommunityDev

Recovery Needs:

elopmentDepartment link.

In summary, the City's current efforts demonstrate the magnitude to which it is committed to improve living conditions and employment opportunities for all. Cooperative agreements made with municipalities surrounding the City show that it is necessary for all to work together for the good of the entire area. As a result of the April 2011 tornadoes that devastated several



Birmingham communities, the City's commitment to affirmatively further fair housing is ever more important in the rebuilding of this city. Working closely with lenders and developers in re-designing communities will be a monumental, but reachable, task to ensure fair and equitable housing opportunities for all.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$17,195,852.00
Total Budget	\$4,610,000.00	\$17,195,852.00
Total Obligated	\$0.00	\$8,085,852.00
Total Funds Drawdown	\$244,908.20	\$6,975,175.52
Program Funds Drawdown	\$244,908.20	\$6,975,175.52
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$5,228,042.87
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		70.36%
Overall Benefit Percentage (Actual)		100.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,624,550.00	\$0.00
Limit on Admin/Planning	\$3,499,400.00	\$947,773.77
Limit on State Admin	\$0.00	\$552,988.82
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00

Overall Progress Narrative:

On April 27, 2011, Alabama was hit by 62 tornadoes which took the lives of 248 people, damaged or destroyed 23,000 homes, and ruined

hundreds of other structures, including commercial, industrial and governmental structures. At least 2,794 of the damaged/destroyed homes

were located within the City of Birmingham, Alabama. Within 48 hours after the storms of April 27, 2011, City Building Inspection staff

completed a block-by-block assessment of damages to structures as a result of these storms. This assessment identified 1,859 structures in

the City of Birmingham that suffered structural damage. These structures included the above-referenced 2794 dwelling units (some structures

included multi-family residences), along with numerous commercial properties. The inspectors also assessed the percentage of damage to

each structure and recorded that data by street address. These damage estimates were then compared to Jefferson County Tax Assessor's

records. By multiplying each property's percentage of damage by the Tax Assessor's valuation for the structure, it was determined that there

was a total dollar amount of physical damage to structures in the City of Birmingham of \$44,200,166.75.

Two 'waves' of storms hit Birmingham on April 27th---one in the morning that moved in a west-to-east direction and damaged properties from

Five Points West, West End, Smithfield, Northside, East Birmingham, East Lake and Roebuck. The big storm—an F-4 tornado hit Birmingham

at about 6 pm on the 27th (see Attachment A). This second storm smashed into the Pratt City Community, and the Hooper City Neighborhood.

Over 2200 (83%) of the 2,794 homes damaged in Birmingham were damaged in the Pratt Community!

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
R1DR2-Admin, R1Administration	\$0.00	\$289,640.56	\$289,640.56
R1DR2-Infrastructure, R1Infrastructure	\$0.00	\$0.00	\$0.00
R1DR2-Multi-Family Housing, R1 Multi-Family Housing	\$0.00	\$2,150,000.00	\$2,150,000.00
R1DR2-Planning, R1 Planning	\$0.00	\$250,000.00	\$250,000.00
R1DR2-Street/Rehab, R1Street/Rehab	\$0.00	\$1,775,811.44	\$1,775,811.44
R2DR2-Admin, R2Administration	\$2,275.93	\$100,000.00	\$100,000.00
R3DR2, Multi-Family Housing	\$37,711.64	\$1,200,000.00	\$1,102,822.33
R4DR2-Admin, R4Administration	\$0.00	\$50,000.00	\$50,000.00
R4DR2-Planning, R4Planning	\$3,282.66	\$150,000.00	\$114,491.12
R4DR2-Public Facilities/Imp, R4Public Facilities/Imp	\$200,332.49	\$6,090,200.00	\$998,767.98
R4DR2-Single-Family Housing Pratt City, R4Single Family	\$0.00	\$4,682,400.00	\$0.00
R5DR2-Admin, Administration	\$1,305.48	\$322,000.00	\$113,348.26
R5DR2-Planning, Planning and Management	\$0.00	\$135,800.00	\$30,293.83

Activities

Project # / Title: R2DR2-Admin / R2Administration

Grantee Activity Number: R2DR2 - Admin

Activity Title: R2Admin

Activity Category:

Administration

Project Number:

R2DR2-Admin

Projected Start Date:

09/01/2015

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

R2Administration

Projected End Date:

09/01/2017

Completed Activity Actual End Date:

Responsible Organization:

City of Birmingham

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2017

N/A

To Date

\$100,000.00

Total Budget

\$0.00

\$100,000.00

Total Obligated

\$0.00

\$100,000.00

Total Funds Drawdown

\$2,275.93

\$100,000.00

Program Funds Drawdown

\$2,275.93

\$100,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$40,050.60

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration for the grant.

Location Description:

710 20th Street North
Room 1000
Birmingham, AL 35203

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: R3DR2 / Multi-Family Housing

Grantee Activity Number:	R3DR2
Activity Title:	Multi-Family Housing

Activity Category:

Affordable Rental Housing

Project Number:

R3DR2

Projected Start Date:

02/03/2016

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Multi-Family Housing

Projected End Date:

02/03/2018

Completed Activity Actual End Date:**Responsible Organization:**

City of Birmingham

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2017

N/A

To Date

\$1,200,000.00

Total Budget

\$0.00

\$1,200,000.00

Total Obligated

\$0.00

\$1,200,000.00

Total Funds Drawdown

\$37,711.64

\$1,102,822.33



Program Funds Drawdown	\$37,711.64	\$1,102,822.33
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$368,396.43
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

To complete site development; to facilitate the closing of a loan from BBVA Compass Bank in the amount of 5.84m which will complete the necessary private financing for the balance of the project; to construct the first 10 units of 84 units to be placed in service on the site.

Location Description:

1430 Pratt Highway, Birmingham, AL 35214

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: R4DR2-Planning / R4Planning

Grantee Activity Number: R4DR2-Planning
Activity Title: R4Planning

Activity Category:

Activity Status:

Planning

Project Number:

R4DR2-Planning

Projected Start Date:

03/29/2016

Benefit Type:

Area ()

National Objective:

N/A

Under Way

Project Title:

R4Planning

Projected End Date:

03/29/2018

Completed Activity Actual End Date:

Responsible Organization:

City of Birmingham

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

Most Impacted and Distressed Expended

Match Contributed

Apr 1 thru Jun 30, 2017

N/A

\$0.00

\$0.00

\$3,282.66

\$3,282.66

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

To Date

\$150,000.00

\$150,000.00

\$150,000.00

\$114,491.12

\$114,491.12

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Activity Description:

Planning of activities in response to the 2011 disaster.

Location Description:

Census Tract 11.00 and the surrounding affected disaster area.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Plans or Planning Products	0	0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: R4DR2-Public Facilities/Imp / R4Public Facilities/Imp

Grantee Activity Number: R4DR2-Public Facilities/Imp

Activity Title: R4Public Facilities/Imp

Activity Category:

Capacity building for nonprofit or public entities

Project Number:

R4DR2-Public Facilities/Imp

Projected Start Date:

03/29/2016

Benefit Type:

Area ()

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

R4Public Facilities/Imp

Projected End Date:

03/29/2018

Completed Activity Actual End Date:

Responsible Organization:

City of Birmingham

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2017

N/A

To Date

\$1,480,200.00

Total Budget

\$0.00

\$1,480,200.00

Total Obligated

\$0.00

\$1,480,200.00

Total Funds Drawdown

\$200,332.49

\$998,767.98

Program Funds Drawdown

\$200,332.49

\$998,767.98



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$251,032.50
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Birmingham proposes to use the funds allocated to this activity toward the property acquisition, design, project delivery and development of two Public Facilities in the CDBG-Disaster Recovery Area (Attachment-A). The Public Facilities are projected to be a Civic Building and a park located between the existing library, 509 Dugan Ave., Birmingham, AL 35214, and the proposed Civic Building.

The City of Birmingham also proposes to allocate \$400,000.00 for the purpose of the construction of two storm shelters.

Location Description:

The proposed location for the facilities is in the Pratt City community near the Birmingham Public Library, Pratt City Branch, 509 Dugan Ave., Birmingham, AL 35214, which is in the Presidentially-declared disaster area of Birmingham, AL.

The two storm shelters are inside Smithfield Estates Park, 1707-B Huntingdon Drive, Birmingham, AL 35214, and inside Pratt City Park, 1331 3rd Street, Pratt City, AL 35214. Both parks are located in neighborhoods that were severely damaged by the 2011 storms and are located in the Presidentially-declared disaster area of Birmingham, AL.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: R5DR2-Admin / Administration

Grantee Activity Number:	R5DR2-Admin
Activity Title:	R5Administration

Activity Category:

Administration

Project Number:

R5DR2-Admin

Projected Start Date:

05/01/2016

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

05/01/2018

Completed Activity Actual End Date:
Responsible Organization:

City of Birmingham

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2017

To Date

N/A

\$322,000.00

Total Budget

\$0.00

\$322,000.00

Total Obligated

\$0.00

\$322,000.00

Total Funds Drawdown

\$1,305.48

\$113,348.26

Program Funds Drawdown

\$1,305.48

\$113,348.26

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$0.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:
Location Description:
Activity Progress Narrative:
Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
